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DEPARTMENT OF CITY PLANNING

100 LARKIN STREET • SAN FRANCISCO, CALIFORNIA 94102

(415) 552-1134

DOCUMENTS DEPT.

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

MAR 10 1982

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PUBLIC LIBRARY

Date of this Notice: March 5, 1982

Lead Agency: City and County of San Francisco, Department of City Planning
100 Larkin Street, San Francisco, CA. 94102

Agency Contact Person: Carol Roos

Tel: (415) 552-1134



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REFERENCE
BOOK

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Project Sponsor: Campeau Corporation
California

Project Contact Person: Gary Mason

Street

Street

t(s): 288, Lots 20, 21, 22, 23, 26, 28

SCO

ry, 500-ft.-high combined office and residential building
including about 507,500 gross sq.ft. of office space;
commercial space; 48 condominiums; and 90 parking spaces;
Review, Conditional Use authorization and a Variance.

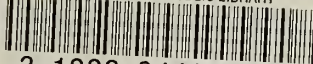
THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15061 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

D Deadline for Filing of an Appeal of this Determination to the City Planning Commission: March 15, 1982.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$25.00 filing fee.

Alec S. Bash

Alec S. Bash, Environmental Review Officer



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Lead Agency: City and County of San Francisco, Department of City Planning
100 Larkin Street, San Francisco, CA. 94102

Agency Contact Person: Carol Roos

Tel: (415) 552-1134

Project Title:

81.461E
333 Bush Street

Project Sponsor: Campeau Corporation
California

Project Contact Person: Gary Mason

Project Address: 333 Bush Street

Assessor's Block(s) and Lot(s): 288, Lots 20, 21, 22, 23, 26, 28

City and County: San Francisco

Project Description:

Construction of a 38-story, 500-ft.-high combined office and residential building of 743,000 gross sq.ft., including about 507,500 gross sq.ft. of office space; 33,500 gross sq.ft. of commercial space; 48 condominiums; and 90 parking spaces; requiring Discretionary Review, Conditional Use authorization and a Variance.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: March 15, 1982.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$25.00 filing fee.

Alec S. Bash, Environmental Review Officer



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DEPARTMENT OF CITY PLANNING 100 LARKIN STREET · SAN FRANCISCO, CALIFORNIA 94102

FINAL
INITIAL STUDY

333 BUSH STREET
SAN FRANCISCO

81.461E

March 1982

REF 711.4097 T4137if

333 Bush Street, San
Francisco : final
1982.

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333 BUSH STREET

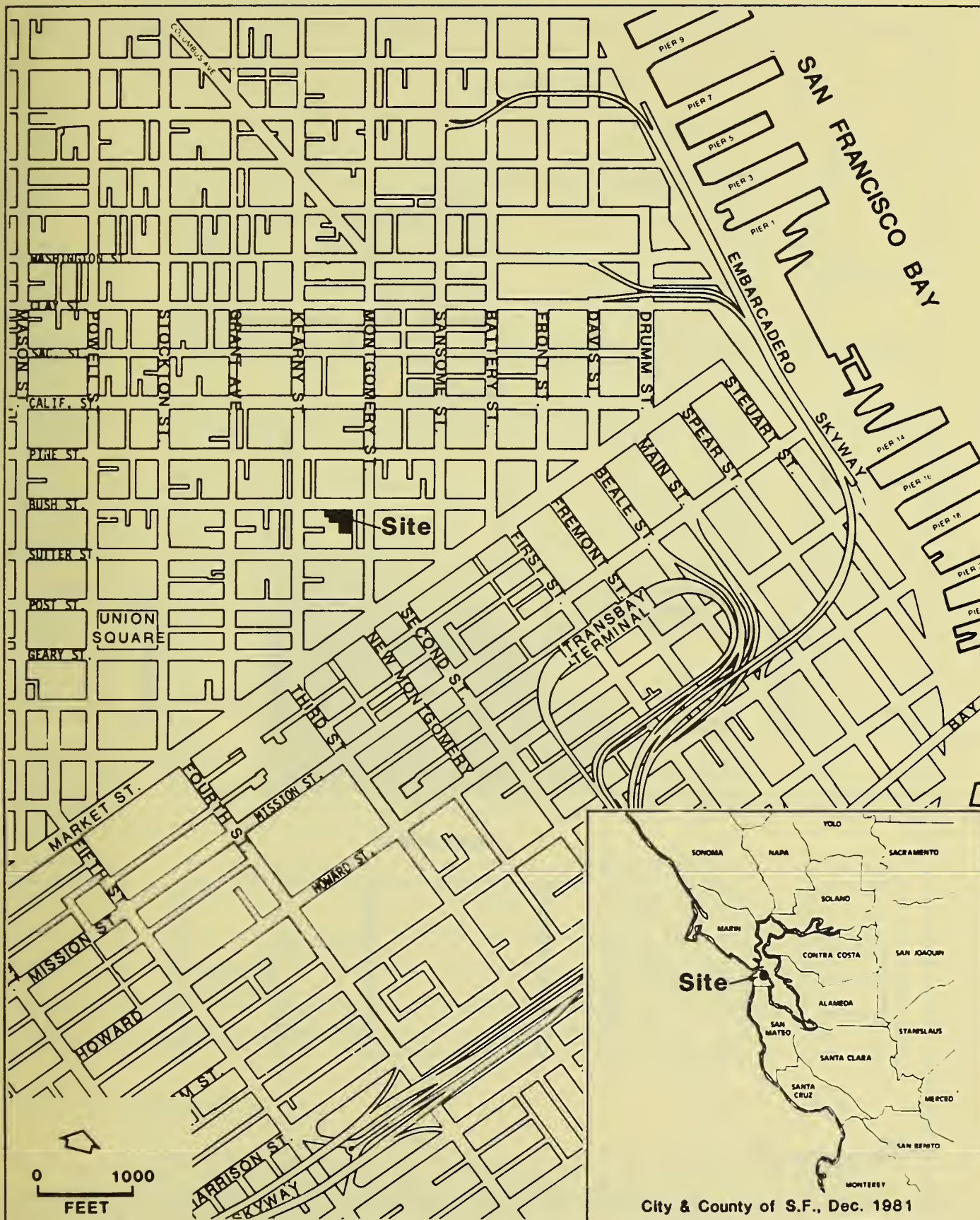
INITIAL STUDY

81.461E

PROJECT DESCRIPTION

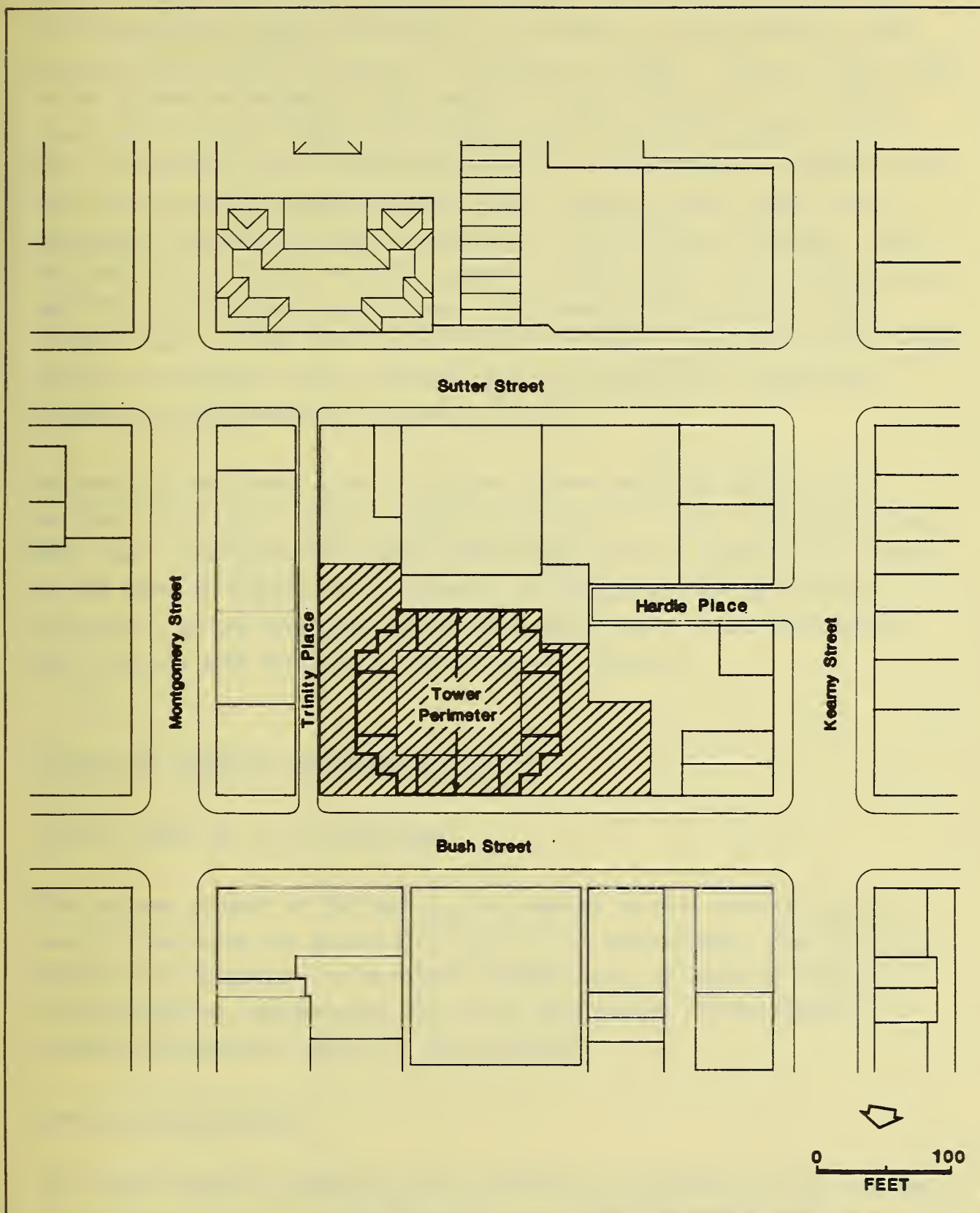
Campeau Corporation California proposes to construct a 38-story combined office and residential building on a portion of Assessor's Block 288 (Lots 20, 21, 22, 23, 26, 28) fronting Bush St. and Trinity Place. The project site is on the block bounded on the north by Bush St., on the south by Sutter St., on the west by Kearny St. and on the east by Montgomery St. (See Figures 1, 2, pp. 2 and 3.) The 31,590-sq.-ft. project site, is zoned C-3-0 (Downtown Office) and is in a 500-I Height and Bulk district. Lot 26, at 25 Trinity Place, is occupied by a three-story brick building used for commercial purposes. Lot 23, at the corner of Bush St. and Trinity Place, is occupied by a four-story structure with a restaurant on the ground floor and office space above. The Jerome Building, on Lot 22, contains three stories of office space over street-level commercial space. Lot 21 is occupied by a four-story parking structure and Lot 20 by a seven-story parking structure with ground floor commercial space. Lot 28 contains a two-story office building. All buildings on the site are proposed to be demolished.

The project would be 500 ft. high and would contain a total 743,000 gross sq. ft. including 90,300 gross sq. ft. in three subsurface levels with about 90 parking spaces provided; 21,000 gross sq. ft. of street level commercial/retail and lobby space along Bush St. and Trinity Place and about 12,500 gross sq. ft. commercial/retail space in a mezzanine level; 507,500 gross sq. ft. of office space and 111,000 gross sq. ft. of residential condominiums. Four loading docks would be provided on the highest subsurface level. Entrances to the building would be through a main lobby on Bush St., a secondary entrance on Trinity Place, and stairs leading to the Garden Level; in addition, there would be numerous street level entries to retail spaces (see Figure 3, p. 5). The first story would form a base 244 ft. wide along Bush St. and 170 ft. wide along Trinity Place. The ground floor along Trinity Place would have retail space; on Bush St. the ground floor would be occupied by retail space, lobby areas and a vehicular access ramp. The ground floor



SOURCE: Environmental Science
Associates, Inc.

FIGURE 1:
Site Location



SOURCE: Skidmore, Owings & Merrill

FIGURE 2: Site Plan



would be about 22 ft. high, and would include a mezzanine level containing retail space with access from within the building; the rear portion of the mezzanine level would be occupied by mechanical systems. The net retail space in the ground and mezzanine levels would be about 13,000 sq. ft. An entry court and residential lobby would occupy the northernmost portion of the site. Above the ground floor would be the first tower floor, or Garden Level, which would contain commercial/retail space, and two public plaza areas accessible from Trinity Place, Bush St. and from within the building. Above this would be 27 floors of office space in a tower 152 ft. wide along Bush St. and 137 ft. wide along Trinity Place. The tower would be set back from Trinity Place and from existing buildings to the west. Above the office space would be a mechanical floor and eight floors of residential condominiums containing approximately 48 residential units.

Beginning at the Garden Level, the tower corners would be set back with vertical serrations rising 28 floors (see Figure 4, p. 6). Beginning on the 28th floor there would be setbacks which would create a symmetrical narrowing of the tower on the residential floors. In addition to the open space provided at ground level and Garden Level public plaza areas, the project would include some terraces on the residential floors.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

EFFECTS FOUND NOT TO BE SIGNIFICANT

The proposed project at 333 Bush St. is examined in this initial study, in order to determine its potential effects on the environment. Some potential impacts were determined to be either insignificant, or would be mitigated through measures incorporated into the project design. These require no further environmental analysis. They include:

Land Use Compatibility

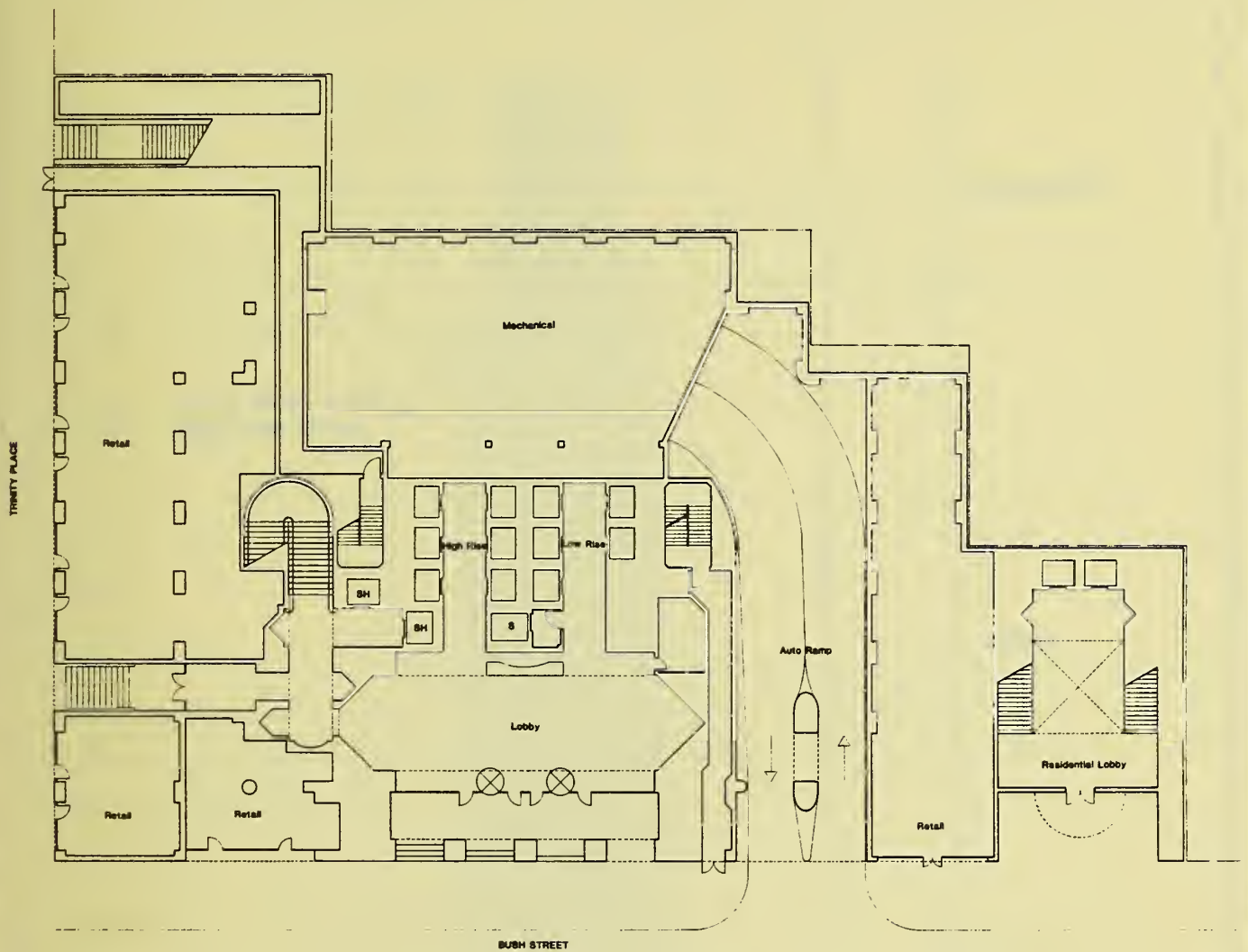
The project would be consistent with existing and proposed land uses in the vicinity of the site, except for the proposed on-site housing. Provision of housing on site will be discussed in the appropriate section(s) of the EIR.

The first part of the paper is devoted to a general discussion of the problem of the origin of life. It is shown that the problem is not only a scientific one, but also a philosophical one. The scientific aspect of the problem is concerned with the question of how life arose from non-life. The philosophical aspect is concerned with the question of whether life is a necessary part of the universe or whether it is a mere accident.

The second part of the paper is devoted to a discussion of the various theories of the origin of life. It is shown that there are three main theories: the theory of spontaneous generation, the theory of panspermia, and the theory of abiogenesis. Each of these theories is discussed in detail, and the evidence for and against each is presented.

The third part of the paper is devoted to a discussion of the various experiments that have been conducted to test the various theories of the origin of life. It is shown that there have been many experiments, and that the results of these experiments have been very interesting. Some of the experiments have shown that life can arise from non-life under certain conditions, while others have shown that life cannot arise from non-life under any conditions.

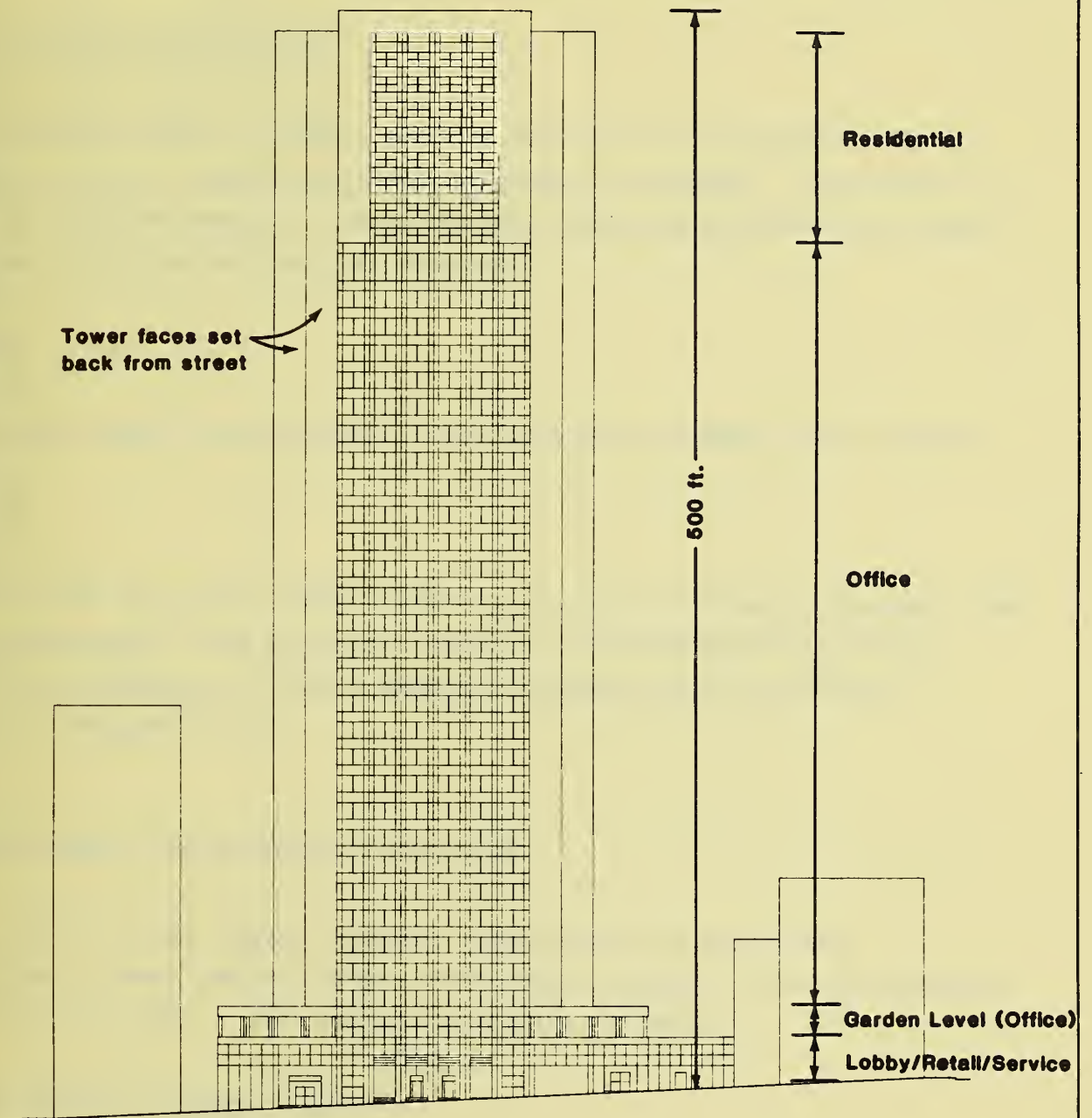
The fourth part of the paper is devoted to a discussion of the various philosophical questions that arise from the study of the origin of life. It is shown that there are many philosophical questions, and that these questions are very important. Some of the questions are concerned with the question of whether life is a necessary part of the universe, while others are concerned with the question of whether life is a mere accident.



SOURCE: Skidmore, Owings & Merrill

FIGURE 3: Ground Floor Plan





SOURCE: Skidmore, Owings & Merrill

FIGURE 4: Bush Street Elevation



Noise

After completion, the project would not increase audible noise levels in the project vicinity. The project would be designed to comply with noise insulation standards of Title 25 of the California Administrative Code.

Public Services and Utilities

The increased demand for public services and utilities attributable to the project would not require additional personnel or equipment. Water mains in Bush St. would be adequate to meet the water demand generated by the project and the existing water supply is adequate.

Biology

The project would have negligible effect on plant or animal life or habitat.

Hazards

The site and the project would neither cause nor be affected by hazardous uses or health hazards. See p. 30 for a measure to be implemented to insure coordination between the City's emergency planning activities and the project's emergency plan.

EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT

Some effects of the project have been determined to be potentially significant; these require further environmental analysis in an environmental impact report (EIR). These issues include the following:

Visual Quality and Urban Design

The project would obstruct some views from nearby buildings and contribute to increases in shadow and glare along Bush St.

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Population, Employment and Housing

The project would displace approximately 150 employees from the site and attract approximately 2,400 upon completion. The new, permanent jobs in the project building would be expected to generate a demand for housing units in San Francisco and the Bay Area.

Transportation and Circulation

The project would increase Muni, auto and pedestrian trips to and from the site and the Downtown area and would eliminate an existing parking garage containing approximately 150 long-term and 210 short-term spaces.

Construction Noise

Project construction would cause noise levels to exceed those presently existing in the site vicinity, for approximately 28 months.

Air Quality

Construction of the proposed project would have short-term effects on air quality in the project vicinity. Residential hotel dwellers could be sensitive receptors to air pollutants during project construction.

Project operation would contribute to cumulative increases in concentrations of air pollutants in the San Francisco Bay Area, and would affect wind-speed ratios at street level.

Energy

The project would increase energy consumption on the site.

Cultural Resources

The project would require the demolition of a parking garage rated "B" in the Foundation for San Francisco's Architectural Heritage sponsored survey and "O" in the Department of City Planning Architectural Survey.

DISCUSSION OF POTENTIAL ENVIRONMENTAL EFFECTS

A. GENERAL CONSIDERATIONS

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
2. Would the project require a variance, or other special authorization under the City Planning Code?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal agencies?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
4. Would the project conflict with adopted environmental plans and goals?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>

The project would respond to major provisions of the San Francisco Comprehensive Plan. It would provide office space in the Financial District, classified by the City Planning Code as the Downtown Office District (C-3-0) and described as "playing a leading national role in finance, corporate headquarters and service industries, and serving as an employment center for the region" (p. 105). The proposed project would comply with Objective 6 of the Commerce and Industry Element of the Comprehensive Plan to "maintain and improve San Francisco's position as a prime location for financial, administrative, corporate, and professional activity," and with policies to "maintain a compact downtown core" and to "provide adequate amenities for those who live, work and use Downtown." The project would be directly accessible, or close to, bus lines serving San Francisco (Muni), Marin (Golden Gate Transit), the East Bay (A-C Transit), and the Peninsula (SamTrans and

Muni connections to Southern Pacific commuter service), thereby encouraging the use of public transit. The project also would provide new housing "to help meet the demand for housing generated by downtown business expansion", a policy advanced by the Mayor in her Six-Point Program For Expanding Housing in San Francisco, April 9, 1981, and discussed in the Department of City Planning study document, Guiding Downtown Development, May 1981.

The project would require Conditional Use authorization under the provisions of Section 303 of the City Planning Code to utilize bonus provisions of Section 126, (Board of Supervisors Resolution No. 240-80) for the residential portion of the project. Concurrent Discretionary Review by the City Planning Commission is also required by its Resolution 8474 requiring such review of all projects in the Downtown area. The project would require a rear yard variance in this C-3-0 district, for the residential portion of the building.

Prior to sale of the condominiums, the project sponsor must obtain approval of an application to subdivide the property pursuant to Sections 1303(c) of the Subdivision Code, Chapter XIII of Part II, San Francisco Municipal Code. The Subdivision Code requires that all subdivisions of 50 units or more provide a minimum of ten percent low- and moderate-income housing, provided that the City Planning Commission finds that governmental subsidies for such occupancy are available to the subdivider. There are currently no federal subsidies for low- and moderate-income housing available in San Francisco. However, San Francisco's Office of Housing and Community Development (OHCD) has developed a home ownership assistance program to provide low-cost financing to low- and middle-income families for the purchase of housing./1/

NOTES - General Considerations

/1/ Barbara Smith, Housing Specialist, Office of Community Development, telephone communication, October 1, 1981. At that date the OHCD anticipated funds would be available in 1982, and of this writing the funds have become available.

B. ENVIRONMENTAL IMPACTS

1. Land Use. Would the proposed project:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Be different from surrounding land uses?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Disrupt or divide the physical arrangement of an established community?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>

The site is in the Downtown Financial District. The project would be similar in use to surrounding land uses and would not disrupt the physical arrangement of an established community. The project block contains office space above ground floor commercial uses, in buildings ranging from four to ten stories, with the exception of Lot 25, directly west of the site, which is occupied by a six-story residential hotel.

Lots 2, 3, 4, 5 and 6, along Montgomery St., across Trinity Place from the site, are the site of the 101 Montgomery St. building, a 28-story office building approved by the City Planning Commission in 1981 and now under construction. Across from the site, along Bush St., are a seven-story hotel, a two-story office building, a three-story office building, two vacant Lots, and a 16-story office building. All of these structures have ground floor commercial space. Because the 38-story project would be taller than immediately neighboring buildings, and because it would contain housing units and office space in one building, the project would differ from surrounding land uses.

2. Visual Quality and Urban Design. Would the proposed project:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Obstruct or degrade any scenic view or vista open to the public?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>
b. Reduce or obstruct views from adjacent or nearby buildings?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
c. Create a negative aesthetic effect?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>
d. Generate light or glare affecting other properties?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>

The proposed project would not obstruct any major scenic view or vista now available to the public. It would change views along the Bush St. view corridor. Views from the street along the Kearny and Montgomery St. corridors would not be affected. Long-range, existing views from the Hunter-Dulin Building at 111 Sutter St. (rated "A" in the Heritage Survey and "5" (on a scale of 1 (low) to 5 (high)) in the Department of City Planning Survey) from Kearny St. north of Bush St. would be blocked by the project.

The project would obstruct views over the site to the south, southwest and west now available from the upper floors of the Russ Building at 235 Montgomery St., the Mills Building at 220 Montgomery St., the Mills tower at 220 Bush St., the Alexander Building at 149-157 Montgomery St. and the 180 Montgomery St. building. Additional study of the effect of the project on both long-range and short-range views will be provided in an EIR for the project.

The project would affect the scale and building configuration of the project block. Some observers may consider replacement of existing buildings with a high-rise structure a negative aesthetic effect, while others might consider the project a unifying element, reinforcing the visual identity of the Bush/Montgomery Sts. intersection.

The project would result in a net increase in shadow along Bush St. The San Francisco Mining Exchange (rated "A" in the Heritage Survey and "3" in the Department of City Planning Survey) at 350 Bush St., across the street from the proposed project, would be in shadow in the afternoon throughout most of the year. Additional study of the effects of shadow cast by the project will be provided in an EIR.

The project would generate light from the office and residential floors when in use. Light generation probably would not affect surrounding buildings, but will be addressed in the project EIR, as will the possible effects of glare.

3. Population, Employment and Housing. Would the proposed project:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Alter the density of the area population?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Have a growth-inducing effect?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
d. Create or eliminate jobs during construction and operation and maintenance of the project?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
e. Create an additional demand for housing in San Francisco?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>

The proposed project would displace approximately 150 employees from the site during construction and would attract approximately 2,400 upon completion, a net increase of about 2,250 persons. No housing would be displaced.

As of December 1981, no existing tenant had specific relocation plans. Most would prefer to relocate in San Francisco, especially in the financial district. This matter requires further discussion in an EIR.

Person-years of construction labor and average number of construction employees are unknown at this time. Further discussion in an EIR is necessary.

New, permanent jobs in the project building would be expected to generate a demand for housing units in San Francisco and throughout the Bay Area. The project would include about 48 residential units. According to the Department of City Planning's housing demand formula, the project would cause a demand for 451 housing units in San Francisco./1/ This is 403 more than is proposed for the site. The extent to which the proposed units would help to meet the residential demand generated by the project will be discussed in further environmental analysis.

Assuming an employment multiplier of 1.18, the project's estimated net 1,970 office sector jobs would create about 2,300 additional, secondary jobs in the City's business services sector, and this could have a growth-inducing effect by attracting new residents to the City and Bay Area.

To the extent that the project would attract new residents or commuters who would not otherwise have been attracted to San Francisco or the Bay Area, it may be viewed as employment-generating and growth-inducing, resulting in a variety of indirect growth effects. The effects would include additional demand for housing, demands for a variety of commercial, social, medical, and municipal services, and secondary demands on streets, freeways, and transit systems. These issues will be discussed in the EIR.

NOTES Population, Employment and Housing

/1/ Housing demand was calculated using the formula provided by Guiding Downtown Development, Department of City Planning, May, 1981:

$$\frac{507,500 \text{ gross sq. ft.}}{250 \text{ sq. ft. per employee}} \times 0.40 = 451 \text{ housing units}$$

1.8

4. Transportation and Circulation. Would the construction or operation of the project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Change in use of existing transportation systems?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. An increase in traffic which is substantial in relation to existing loads and street capacity?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
c. Effects on existing parking facilities, or demand for new parking?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
d. Alteration to current patterns of circulation or movement of people and/or goods?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>
g. Construction of new public roads?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>

The project would increase Muni and regional transit patronage and attract additional automobile trips to the site and the Downtown area. Pedestrian use of sidewalks may increase and will be examined in an EIR as will the project's effect on transit and traffic. Both project-related and cumulative impacts will also be addressed in an EIR. The project would eliminate an existing parking garage containing approximately 150 long-term and 210 short-term parking spaces. The effects of the project on long- and short-term parking, and its effects on parking in terms of expected cumulative development in the project area, require further analysis in an EIR.

5. Noise.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Would the proposed project result in generation of construction noise levels in excess of those currently existing in the area?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Would existing noise levels impact the proposed use?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
c. Are Title 25 Noise Insulation Standards applicable?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>

Project Operation

Project operation would not audibly increase noise levels in the vicinity of the site. The amount of traffic generated by the project during any hour of the day would cause traffic noise levels to increase by less than 1 dBA, an increase that would be undetectable by the untrained human ear.

Vehicular access to the building site would be provided with ramps from Bush St. into the basement area. Loading docks for commercial deliveries would be located on basement level one; parking areas, primarily for the proposed residential units, are proposed for basement levels two and three. Such facilities would generate additional traffic, but increased noise levels would be inaudible due to existing noise levels on Bush St.

Mechanical equipment noise is regulated by the San Francisco Noise Ordinance, (Part II, Chapter VII, San Francisco Municipal Code), Section 2909, "Fixed Source Noise Level," with which the project sponsors are required to comply. The project site and surrounding area are zoned C-3-0. In this zone, the ordinance limits equipment noise levels to 70 dBA between 7 a.m. and 10 p.m. and 60 dBA between 10 p.m. and 7 a.m. at the property line. During lulls in traffic, mechanical equipment generating 70 dBA would dominate the site noise environment. As equipment noise levels would be limited to 60 dBA to meet the nighttime limit, they would not be audible within the sound-level context of the project. Further discussion in an EIR is not necessary.

As is typical of downtown San Francisco, the noise environment of the site is dominated by vehicular traffic noise. The Environmental Protection Element of the San Francisco Comprehensive Plan indicates a day-night average noise level (Ldn) of 75 dBA on Bush St. in 1974./1/,/2/ The Environmental Protection Element contains guidelines for determining the compatibility of various land uses with different noise environments. For residential and office uses the guidelines recommend no special noise control measures in an exterior noise environment up to an Ldn of 60 dBA for residential uses and 70 dBA for office uses. The exterior noise levels at the site are estimated to be 70 to 75 dBA. For these noise levels, the guidelines recommend an analysis of noise reduction requirements and inclusion of noise insulation features in the building design. The project will be designed in accordance with these guidelines for both residential and office uses and with Title 25 requirements. No further analysis is needed in an EIR.

Because the exterior noise environment of the site exceeds a CNEL/3/ of 60 dBA at street level, the project would require an acoustical analysis to show that it would comply with the interior CNEL requirement of less than 45 dBA with the windows closed. Because the project would be constructed to conform with Title 25 Noise Insulation Standards, existing noise levels would have no significant effect and no further discussion is required.

Project Construction

Project construction would require approximately 28 months and would involve demolition of existing buildings on the site, excavation, and construction of the proposed structure. These activities would temporarily cause noise levels

to exceed those presently existing in the site vicinity. The building foundation type has not yet been determined; it would probably be a mat foundation with spread footings. No pile driving is anticipated. The San Francisco Noise Ordinance limits noise emissions from any powered construction equipment to 80 dBA at a distance of 100 feet. A residential hotel adjoins the site on the west and residents could be affected by construction noise. Further consideration will be given to noise during construction in the EIR. Trucking activities to and from the site would not cause noticeable increases in average noise levels along haul routes, because of existing noise levels on the streets. .

NOTES - Noise

/1/ Ldn, the day-night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nighttime noises (noise between 10 p.m. and 7 a.m. is weighted 10 dBA higher than daytime noise).

/2/ dBA is the measurement of sound units in decibels (dB). The "A" denotes the A-weighted scale which simulates the response of the human ear to various frequencies of sound.

/3/ Community noise equivalent level (CNEL) is an averaged sound level measurement based on human reaction to cumulative noise exposure over a 24-hour period. The numerical values of CNEL and Ldn are essentially equal for most urban noise environments.

6. Air Quality/Climate. Would the proposed project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Violation of any ambient air quality standard or contribution to an existing air quality violation?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Exposure of sensitive receptors to air pollutants?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
c. Creation of objectionable odors?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
d. Burning of any materials including brush, trees, or construction materials?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>

Two types of air quality impacts could be expected from this project: short-term impacts from construction activity, and long-term impacts related to use and operation of the structure. Climatic conditions in downtown San Francisco allow rapid dispersal of air pollutants, so local stationary sources of emissions rarely create a measurable impact at monitoring stations. Rather, their impact is to add to regional accumulations of pollutants. Thus the project would probably not result in direct violation of any air quality standard, although it would contribute to existing violations.

Project Construction

Carbon monoxide and nitrogen oxide emissions would be generated from construction equipment and activities. Without mitigation, an estimated 20.3 tons of particulate would be generated during the 28-month construction period. Local concentrations of these emissions would depend upon particle size (for particulates), time of day, and microclimate conditions; particulate concentrations would likely often exceed the State 24-hour standard of 100 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Concentrations of air pollutants are monitored by the Bay Area Air Quality Management District (BAAQMD) at 900 23rd St., about 2.5 miles south of the project site. Ozone, carbon monoxide, nitrogen dioxide, and total suspended particulate (TSP) levels, as measured at the 23rd St. location, frequently exceed State and Federal standards. San Francisco currently is a nonattainment area for ozone, carbon monoxide, and TSP; and has been required to comply with Federal standards by 1987. The short-term impact of construction would not affect the City's compliance effort.

Project Operation

In contrast to construction, use of the building and related activities such as motor vehicle travel to and from the site would impede local efforts to attain and maintain air quality standards. Combustion of natural gas for space and water heating would generate small amounts of pollutants in the project area. Electrical energy consumption would place an increased demand on local generation plants, possibly resulting in greater emissions from these facilities. Local concentrations of carbon monoxide, hydrocarbons, and nitrogen oxides would increase as a result of increased traffic stimulated by the development. Individually, these incremental changes in air pollution in

the region would be insignificant; cumulatively, developments such as this could increase reported concentrations and the frequency of standard violations. Cumulative air quality issues will be examined in the EIR.

Sensitive receptors which could be affected by air pollution resulting from, or increased by, the proposed development would include individuals with health problems, certain industries such as horticulture, or fragile ecosystems. The sole pollutant deemed capable of directly affecting a sensitive receptor would be particulate emissions generated during construction; these emissions would be negligible at distances greater than a mile.

Residential hotel dwellers in the Hotel Stanford, located west of the site, could be sensitive receptors to air pollutants during project construction. This matter requires further discussion in the EIR.

The project would affect wind speeds at street level, probably increasing west wind speeds along Bush St. and Trinity Place. The project would create and cast new shadows on surrounding streets, plazas, and buildings. Wind and shadow studies examining these effects will be presented in the EIR.

7. Utilities and Public Services. Would the proposed project:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Have an effect upon, or result in a need for new or altered, governmental services in any of the following?					
- fire protection	—	—	X	—	X
- police protection	—	—	X	—	X
- schools	—	—	X	—	X
- parks or other recreational facilities	—	—	X	—	X
- maintenance of public facilities	—	—	X	—	X
- power or natural gas	—	—	X	—	X
- communications systems	—	—	X	—	X
- water	—	—	X	—	X
- sewer/storm water drainage	—	—	X	—	X
- solid waste collection and disposal	—	—	X	—	X

The project would increase the building area and the number of persons using the site, and thus may increase the number of fire incidents at the site. The

project would, however, incorporate more extensive fire protection measures than most older structures in the area, and would comply with more stringent current fire protection codes. Existing water flows to the site for fire fighting are adequate and the project would not require additional personnel or equipment, except in the case of a major citywide disaster./1/

Proposed and approved cumulative development in Downtown San Francisco, consisting mostly of high-rise commercial office structures, would add about 8.9 million sq. ft. of gross floor area to the Downtown area by about 1990. It can be anticipated that the number of fire incidents would increase with the number of people occupying the district. Since new high-rise buildings must comply with the Life Safety provisions of the San Francisco Building Code, most fires in these buildings can be expected to yield to minimum response by the Fire Department. Since all of these buildings will be of Type 1 construction /2/, the chance of a fire spreading from building to building is relatively small. For example, when the old and highly combustible Produce Market was replaced by the high-rise buildings of the Golden Gateway Redevelopment Project, the external fire protection requirements of the Fire Department decreased./3/

The project would increase population and personal property on the site, thus increasing the potential for crime. The project would not require additional police personnel or equipment./4/ Appropriate mitigation measures (alarms, adequate lighting at entryways, security personnel would reduce the effects of the project on the police department. No further analysis is necessary.

Based on comparisons with similar types of housing, the project would probably have few school-age residents./5/ San Francisco schools could absorb any additional students generated by the project /6/. No further analysis is necessary.

The project would probably generate a demand for urban recreational facilities, such as plazas and city parks with benches, and clubs providing space for indoor sports. Union Square is four blocks southwest of the site and St. Mary's Square is two blocks northwest. The project would be designed to comply with Planning Code requirements for residential open space. In addition, there are approximately 15 indoor recreation/exercise facilities

within a ten block radius of the proposed project./7/ Restaurants are numerous in the area and at least one would be included in the project. The project would have no direct effect on the maintenance of public facilities. No further analysis is necessary.

The project would result in a net increase in the consumption of energy. The project would conform to California Energy Commission standards for residential and nonresidential buildings. The project would require a substreet transformer, probably located on Bush St. There would be no gas or electricity supply problems./8/ Energy consumption of the project will be analyzed in an EIR.

The project would result in increased use of telephone and other communication systems. Connections would occur from Bush St. and no supply or capacity problems are anticipated./9/ No further analysis is necessary.

The project would result in a net increase in water use at the site of about 60,000 gallons per day (gpd). Water mains in Bush St. would be of adequate size to serve the project./10/ Water supply has been determined to be adequate to serve the proposed uses./11/ No further analysis is necessary.

The amount of wastewater generated would be approximately the same as the amount of water used, as described above. Sewer mains serving the site would be adequate to handle increased sewer flows as well as storm drainage./12/ No further analysis is necessary.

The project would generate a net increase in solid waste. Adequate Collection services could be provided and would probably occur daily, as at present./13/ Disposal effects would depend on the eventual selection of a disposal method and/or site for San Francisco's solid wastes. No further analysis is necessary.

NOTES - Utilities and Public Services

/1/ Joseph A. Sullivan, Chief Support Services, San Francisco Fire Department, letter communication, September 18, 1981.

/2/ Type 1 buildings have structural elements made of reinforced concrete, reinforced grouted masonry, reinforced hollow concrete masonry or steel; and exterior walls, roofs, floors and some inner walls of "fire-resistive incombustible construction." San Francisco Building Code Section 1801.

/3/ Information contained in this section is from Bendix Environmental Research, Inc., Environmental Consultants and Fire Protection Engineers, confirmed by Emmet D. Condon, Deputy Chief, San Francisco Fire Department, September 25, 1981.

/4/ Officer Paul Libert, Planning and Research Division, San Francisco Police Department, telephone communication, September 15, 1981.

/5/ Laurel Anderson, Office Manager, Golden Gateway Commons; and Kathy Schmidt, Office Manager, Fox Plaza, telephone communications, December 14, 1981. Golden Gateway Commons, a 50-unit complex, has approximately one school-age child, two pre-school-age children, and nine college-age residents. Fox Plaza, a 450-condominium complex, has a maximum of ten school-age children.

/6/ Robert Walker, Student Assignment Manager, San Francisco Unified School District, telephone communication, December 11, 1981.

/7/ Based on information from a survey of the 1981 Pacific Telephone Yellow Page Directory conducted by Environmental Science Associates, Inc.

/8/ Alfred Williams, Industrial Power Engineer, Pacific Gas and Electric Company, telephone communication, September 15, 1981.

/9/ Les Watson, Building Industry Consultant, Pacific Telephone, telephone communication, September 16, 1981.

/10/ Cy Westworth, Estimator, Engineering Department, San Francisco Water Department, telephone communication, September 15, 1981.

/11/ Jack Kenck, Manager, City Distribution Division, San Francisco Water Department, written communication, February 3, 1982.

/12/ Nathan Lee, Engineering Associate II, San Francisco Clean Water Program, telephone communication, September 15, 1981.

/13/ Fiore Garbarino, Office Manager, Golden Gate Disposal Company, telephone communication, September 15, 1981.

8. Biology.

- a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?

Yes Maybe No N/A Disc.

_____ _____ X _____ _____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?	___	___	<u>X</u>	___	___
c. Would the project require removal of mature scenic trees?	___	___	<u>X</u>	___	___

The site is completely covered with impervious surfaces. The project would not effect any plant or animal life or habitat.

9. Land. (topography, soils, geology) Would proposed project result in or be subject to:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, subsidence, erosion, and liquefaction)	___	<u>X</u>	___	___	<u>X</u>
b. Grading? (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)	<u>X</u>	___	___	___	<u>X</u>
c. Generation of substantial spoils during site preparation, grading, dredging or fill?	<u>X</u>	___	___	___	<u>X</u>

No site-specific soils analysis has yet been conducted for the site. Data pertaining to the site vicinity indicate over 120 ft. of fill, sands and old Bay mud overlies bedrock at the site./1/ The geologic materials are largely of low compressibility and are generally suitable for a foundation base. The first 17 ft. of fill material is generally unsuitable as a foundation base, as it is subject to compression and differential settlement under heavy building loads. A major seismic event could cause liquefaction with resultant lateral ground slippage. Recommendations from a geotechnical study of the site would be followed in the final design of the project.

Grading on the site would be related to foundation and basement preparation. The results would not be visible upon completion of the project.

Approximately 35,000 cu. yds. would be removed from the site as a result of excavation and disposed of in an officially approved disposal site, such as Sierra Point between Brisbane and South San Francisco in San Mateo County. A discussion of the potential geologic impacts of the project including grading and foundation design will be included in the EIR.

NOTES - Land

/1/ Woodward-Clyde Consultants, 1979, Geotechnical Investigation Interim Report, Crocker National Bank Building, Post and Kearny Sts., San Francisco, California, EE 78-298. A copy of this document is available for public review at the Department of City Planning, Office of Environmental Review, 45 Hyde St., San Francisco.

10. Water. Would the proposed project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Reduction in the quality of surface water?	___	___	<u>X</u>	___	___
b. Change in runoff or alteration to drainage patterns?	___	___	<u>X</u>	___	___
c. Change in water use?	<u>X</u>	___	___	___	<u>X</u>
d. Change in quality of public water supply or in quality or quantity (dewatering) of groundwater?	<u>X</u>	___	___	___	<u>X</u>

The project would increase water use on the site by about 60,000 gallons per day (gpd). Water mains in Bush St. and existing water supply would be adequate to meet this demand./1,2/ The site is now covered with impervious surfaces. Thus, the project would not produce any changes in the quantity of runoff or in drainage patterns. Further analysis is not required. Dewatering may be required during construction. The geotechnical report under preparation will determine the groundwater level and make recommendations concerning dewatering and the recommendations will be followed. If dewatering is determined to be necessary, it will be analyzed in an EIR.

NOTES - Water

/1/ Cy Westworth, Estimator, Engineering Department, San Francisco Water Department, telephone communication, September 15, 1981.

/2/ Jack Kenck, Manager, City Distribution Division, San Francisco Water Department, written communication, February 3, 1982.

11. Energy/Natural Resources. Would the proposed project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Any change in consumption of energy?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Substantial increase in demand on existing energy sources?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>

There would be an increase in energy consumption on the site as a result of the project due to the increase in the total square footage of structure to be served. As specific building designs have not been developed, any potential unnecessary, wasteful or inefficient uses of energy cannot be identified. The project would be required to comply with energy standards of Title 24 of the California Administrative Code.

There would be an increase in peak-hour electrical demand resulting from elevator use, in addition to the peak-hour demand characteristics of other uses in the structure. Other aspects of electrical and natural gas demand characteristics cannot be identified until more precise building designs are developed. Further evaluation in the EIR is necessary.

Shadows from the structure may reduce the feasibility of future active solar energy collection installations in some locations off-site. No existing active solar energy collection installations would be affected as none are located in the immediate area north of the site. No other natural energy resources would be directly affected.

12. Hazards. Would the proposed project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>
b. Creation of or exposure to a potential health hazard?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>
c. Possible interference with an emergency response plan or emergency evacuation plan?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>

The site and the project would neither cause nor be affected by hazardous uses or health hazards. See p. 30 for a mitigation measure to be implemented to insure coordination between the City's emergency planning activities and the project's emergency plan.

13. Cultural. Would the proposed project:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Include or affect a historic site, structure or building?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Include or affect a known archaeological resource or an area of archaeological resource potential?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
c. Cause a physical change affecting unique ethnic or cultural values?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>

The project site contains a parking garage rated "B" by the Foundation for San Francisco's Architectural Heritage Survey and "0" by the San Francisco Department of City Planning Architectural Survey. Located at 355 Bush St., the six-story brick building is considered in the Heritage Survey to be representative of an early parking garage style in which the facade is designed to look like an office building. Under the plans for the project, this building would be demolished. Resolution 9248 of the City Planning Commission, dated November 19, 1981, recognizes the intent of the Director of Planning to recommend disapproval of any project proposing demolition of architecturally significant buildings. Landmarks Preservation Advisory Board policy applies equally to "A" and "B" rated buildings; that is, the Board does not distinguish between the two for preservation purposes. An alternative to the project which would preserve the garage will be included in the EIR.

The north side of Sutter St., on the opposite side of the block from the Bush St. frontage of the proposed project, is considered a unique block due to the architecture of existing structures which form a continuous streetscape. Similarly, Kearny St. between Sutter and Bush Sts. contains buildings of historic interest. The project sponsor is considering ways of contributing to the preservation of historic structures in the site vicinity. The project would dominate smaller-scale buildings by its greater height, and would cast

height, and would cast shadows, primarily northward across Bush St., during parts of each season of the year. Cultural and historic resources require further analysis in the EIR.

There are no known archeological resources on the project site. Experience with similar downtown sites inland of the original shoreline indicates that it is probable that no intact cultural or historic materials would be encountered, but scattered artifacts of historic interest could be found. The project sponsor would attempt to mitigate the effects of the project on any such find. An appropriate mitigation measure will be included in an EIR for the project, and no further analysis is required.

C. MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
Are mitigation measures included in the project?	<u>X</u>	<u> </u>	<u>X</u>
Are other mitigation measures available?	<u>X</u>	<u> </u>	<u>X</u>

Mitigation Measures proposed as part of the project include the following:

Urban Design

- The project would include a sculptured upper-level facade designed to reduce the apparent scale and bulk of the building.
- The project would include pedestrian amenities including small, pedestrian-scale retail space; sidewalk areas designed to improve pedestrian access to work and shopping; and a streetscape design intended to contribute street-level visual amenity.

Transportation and Circulation

- The project sponsor would encourage transit use through the on-site sale of BART and Muni passes to employees.
- During the construction period the project sponsor would attempt to schedule project truck movement to minimize peak-hour traffic conflicts.

Noise

- The project would be designed in accordance with the guidelines contained in the Environmental Protection element of the Comprehensive Plan for both residential and office uses and will comply with Title 25 of the California Administrative Code regarding noise insulation for residential uses.

The project contractor would muffle and shield intakes and exhausts, shroud or shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as determined by the Department of Public Works.

Air Quality/Climate

- During excavation, unpaved demolition and construction areas would be wetted to hold down dust; watering the site at least twice a day with complete coverage, would reduce particulate emissions (dust) about 50 %.
- The general contractor would maintain and operate construction equipment in such a way as to minimize exhaust emissions.

Utilities And Public Services

- To reduce the demand on police protection services, the project would incorporate internal security measures which could include such features as a 24-hour staffed guard station in the lobby area, internal security personnel, well-lighted entries, alarm systems, and call-telephones for the residential portion of the building.
- The building would be equipped with a trash compactor to reduce the volume of solid waste requiring storage and transport. Separate storage facilities for recyclable waste material would be provided for both office and residential uses.

Land (Topography, Soils, Geology)

- A detailed foundation and structural design study would be conducted for the building by a California-licensed structural engineer and a California-licensed geotechnical consultant. The project sponsor would follow the recommendations of these studies during the final design and construction of the project.
- The project sponsor would require the project contractor and sub-contractors to obtain a Faithful Performance and Payment Bond, if proper financial capability is not evident, and to be responsible for any damage to existing buildings that might result from excavation.
- Excavation pit walls would be shored and protected from slumping or lateral movement of soils into the pit. Shoring and sheeting using soldier beams could be used for this purpose. The contractor would comply with the Excavation Standards of the California Occupational Safety and Health Agency (Department of Industrial Relations).
- The level of the water table and potential settlement and subsidence will be monitored by the general contractor. The City would require a lateral and settlement survey to monitor any movement or settlement of surrounding buildings and adjacent streets during the dewatering. Control lines and benchmarks would be established for monitoring horizontal and vertical movement.
- If, in the judgment of City engineers, unacceptable subsidence occurs during the construction, groundwater recharge would be used to halt the settlement. This might cause a delay in construction.
- Groundwater pumped from the site would be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to prevent sediment from entering the storm drain/sewer lines.

Energy

- Wherever possible, office suites would be equipped with individual light switches, time clock operation and fluorescent lights to conserve electric energy.
- The project would adhere to the guidelines of the (now withdrawn) Federal Energy Building Temperature Restrictions in the operation of heating, ventilating and air conditioning (HVAC) equipment. The HVAC system would be equipped with an economizer cycle to use outside air for cooling, as feasible.
- Whenever possible, the HVAC system would be designed to recycle waste heat to heat domestic water for office and residential use.
- Residential units would have individually metered gas and electric services.
- Residential and office water heating systems would be insulated to minimize water waste and waste heat. In residential units, water heaters would be placed as close as possible to the source of use (sinks, showers, dishwashers) to minimize water waste and waste heat.

Hazards

- An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to insure coordination between the City's emergency planning activities and the project's plan and to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management before issuance by the Department of Public Works of final building occupancy permits.

Cultural Resources

- Should evidence of significant cultural or historic artifacts be found during project excavation, the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board would be notified. The project sponsor would select an expert archaeologist to help the Office of Environmental Review determine the significance of the find and whether feasible measures, including appropriate security measures, could be implemented to preserve or recover such artifacts. The Environmental Review Officer would then recommend specific mitigation measures, if necessary, and recommendations would be sent to the State Office of Historic Preservation. Excavation or construction which might damage the discovered cultural resources would be suspended for a maximum of four weeks to permit inspection, recommendation and retrieval, if appropriate.

Other mitigation measures may be developed and will be included in further environmental evaluation for the project.

D. ALTERNATIVES

Yes No Disc.

Were other alternatives considered:

 X X

A range of alternatives are under consideration and will be examined in an EIR:

1. Guiding Downtown Development: An alternative (or alternatives) that conforms to the guidelines and recommendations of Guiding Downtown Development, published by the Department of City Planning, May, 1981;
2. Design Alternative: A design alternative which responds to impacts identified as potentially significant during the initial study process and preparation of the Preliminary Draft Environmental Impact Report;
3. Preservation Alternative: An alternative which would a) preserve the B-rated building on site and b) a site-specific, or off-site alternative which recognizes the historic resources on the site and in the vicinity including consideration of contributions to long-term protection of off-site historic resources;

4. Transportation Alternative: An alternative that would provide 360 parking spaces on site.
5. No Project: An alternative which considers: a) no project for the site; b) the same project on a different site; and, c) postponement of site development.

E. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No	Disc.
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	<u>X</u>	___
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	<u>X</u>	___
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?	<u>X</u>	___	<u>X</u>
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	<u>X</u>	___
5. Is there a serious public controversy concerning the possible environmental effect of the project?	___	<u>X</u>	___

The project could contribute to cumulative environmental impacts, especially during project construction, as a number of projects are planned for the immediate vicinity. Cumulative effects including construction noise and impacts on traffic and pedestrian circulation require further analysis in an EIR. The project could have a cumulative effect on housing demand, transit systems and air quality. These issues require further analysis in the EIR.

STATE AGENCIES

Air Resources Board
Evaluation and Planning
1800 15th Street
Sacramento, CA 95816
Attention: Mr. Don McElfresh

State Department of Transportation
(CalTrans) - District 4
Engineering Services Branch
150 Oak Street, Room 404
San Francisco, CA 94119
Attention: Mr. Robert Sieker

State Office of Intergovernmental
Management
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814
Attention: Ms. Anna Polvos

Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
Attention: Heidi West

REGIONAL AGENCIES

Alameda-Contra Costa County
Transit District
508 - 16th Street
Oakland, CA 94612
Attention: Mr. Don Larson

Association of Bay Area
Governments
Hotel Claremont
Berkeley, California 94705
Attention: Mr. Charles Q. Forrester

Bay Area Air Quality
Management District
939 Ellis Street
San Francisco, California 94109
Attention: Mr. Irwin Mussen

Bay Area Rapid Transit
District
800 Madison Street
Oakland, California 94607
Attention: Ms. Barbara Neustadter

California Archaeological Site Survey
Regional Office
Cabrillo College
600 Soquel Drive
Aptos, Ca 94003

Golden Gate Bridge Highway
& Transportation District
P.O. Box 9000, Presidio Station
San Francisco, California 94129
Attention: Mr. Dale W. Luehring

Metropolitan Transportation
Commission
Hotel Claremont
Berkeley, California 94705
Attention: Ms. Franceen Lyons

San Mateo County Transit
District
400 South El Camino
San Mateo, California 94402

Regional Water Quality Control
Board
San Francisco Region
1111 Jackson Street, Room 6040
Oakland, CA 94607
Attention: Mr. Adam Olivera

Bureau of Building Inspection
450 McAllister Street
San Francisco, CA 94102
Attention: Robert Levy

San Francisco Department of
Public Works
City Hall, Room 260
San Francisco, CA 94102
Attention: Mr. Jeffrey Lee

San Francisco Department of
Public Works
Traffic Engineering Division
460 McAllister Street
San Francisco, California 94102
Attention: Mr. Scott Shoaf

San Francisco Department of
Public Works
Mechanical Section
45 Hyde Street, Room 222
San Francisco, CA 94102
Attention: Mr. Ray G. Danehy

San Francisco Fire Department
260 Golden Gate Avenue
San Francisco, California 94102
Attention: Mr. Joseph Sullivan,
Chief, Division of Planning
and Research

San Francisco Municipal Railway
MUNI Planning Division
949 Presidio Avenue, Room 204
San Francisco, CA 94115
Attention: Mr. Peter Straus

San Francisco Committee for
Utility Liaison on Construction
and Other Projects (CULCOP)
c/o GES - Utility Liaison
City Hall, Room 363
San Francisco, CA 94102
Attention: Mr. Herman Beneke

San Francisco Landmarks Preservation
Advisory Board
100 Larkin Street
San Francisco, CA 94102
Attention: Mr. Jonathan H. Malone

Mayor's Economic Development Council
552 McAllister Street
San Francisco, CA 94102
Attention: Mr. Richard Goblirsch

San Francisco Police Department
850 Bryant Street
San Francisco, California 94103
Attention: Sgt. Paul Libert,
Planning and Research Division

San Francisco Public Utilities
Commission
City Hall, Room 287
San Francisco, CA 94102
Attention: Mr. Richard Sklar

San Francisco Public Utilities
Commission
Bureau of Energy Conservation
949 Presidio Avenue, Room 111
San Francisco, CA 94115
Attention: Flint Nelson

San Francisco Real Estate Department
450 McAllister Street, Room 600
San Francisco, California 94102
Attention: Mr. Wallace Wortman,
Director of Property

San Francisco Unified School District
135 Van Ness Avenue, Room 209
San Francisco, CA 94102
Attention: Dr. Robert Alioto

GROUPS & INDIVIDUALS

AIA
San Francisco Chapter
790 Market Street
San Francisco, CA 94102

Bay Area Council, Inc.
348 World Trade Center
San Francisco, CA 94111

David Caprone
Lincoln Property Company
220 Sansome Street
San Francisco, CA 94104

Joseph Coriz
2853 22nd Street
San Francisco, CA 94110

Hunt Collins
c/o Home Savings
1730 South El Camino Real
San Mateo, CA 94402

Downtown Association
582 Market Street
San Francisco, CA 94194
Attention: Mr. Lloyd Pflueger

Downtown Senior Social Services
295 Eddy Street
San Francisco, CA 94102

John Elberling
177 Jessie Street
San Francisco, CA 94105

Environmental Impact Planning
319 Eleventh Street
San Francisco, CA 94103

Farella, Braun and Martel
235 Montgomery Street
San Francisco, CA 94104
Attention: Mr. Gene Bates

Friends of the Earth
124 Spear Street
San Francisco, California 94105
Attention: Ms. Connie Parrish

The Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, California 94109
Attention: Mr. Grant Dehart,
Executive Director

Grey Panthers
944 Market Street
San Francisco, CA 94102

Gruen, Gruen & Associates
564 Howard Street
San Francisco, CA 94105

Heller, Ehrman, White &
McAuliffe
44 Montgomery Street
San Francisco, CA 94104
Attention: Mr. Robert Gibney

Ms. Sue Hestor
4536 - 20th Street
San Francisco, California 94114

Kaplan/Mclaughlin/Diaz
222 Vallejo Street
San Francisco, CA 94111
Attention: Mr. Herb McLaughlin

Chris Lavdiotis
1919 28th Avenue
San Francisco, CA 94116

League of Women Voters
12 Geary Street, Rm 605
San Francisco, CA 94108

Legal Assistance to the Elderly
944 Market Street, #803
San Francisco, CA 94118

Mr. Gerald Owyang
1517 Reed Avenue, #2
San Diego, CA 94118

Mrs. G. Bland Platt
339 Walnut Street
San Francisco, CA 94118

Charles Hall Page and Associates
364 Bush Street
San Francisco, CA 94104

San Francisco Beautiful
41 Sutter Street
San Francisco, California 94104
Attention: Mrs. H. Klussman,
President

San Francisco Building and
Construction Trades Council
400 Alabama Street, Room 100
San Francisco, California 94110
Attention: Mr. Stanley Smith

San Francisco Chamber of
Commerce
465 California Street
San Francisco, California 94104
Attention: Mr. Richard Morten

San Francisco Ecology Center
13 Columbus Avenue
San Francisco, CA 94111

San Francisco Junior Chamber of Commerce
251 Kearny Street
San Francisco, CA 94104

San Francisco Labor Council
3058 - 16th Street
San Francisco, California 94103
Attention: Mr. Bernard Speckman

San Francisco Planning and Urban
Research Association
312 Sutter Street
San Francisco, California 94108
Attention: Mr. John Jacobs

San Francisco Convention &
Visitors Bureau
1390 Market Street, Suite 260
San Francisco, CA 94102
Attention: R. Sullivan, Manager

San Francisco Forward
690 Market Street
San Francisco, CA 94104

San Francisco Tomorrow
728 Montgomery Street
San Francisco, CA 94111
Attention: Suzanne Smith

San Franciscans for Reasonable
Growth
9 First Street
San Francisco, California 94105
Attention: Mr. Carl Imperato

John Sanger & Associates
2340 Market Street
San Francisco, CA 94114

Senior Escort Program
South of Market Branch
814 Mission Street
San Francisco, Ca 94100
Attention: Neighborhood Coordinator

Kent E. Soule
1180 Filbert Street, #204
San Francisco, CA 94109

Skidmore, Owings & Merrill
One Maritime Plaza
San Francisco, CA. 94111
Attention: Mr. Bob Towle

Sierra Club
530 Bush Street
San Francisco, California 94105
Attention: Ms. Becky Evans

San Francisco Forward
690 Market Street
San Francisco, CA 94105

Tenants & Owners Development Corp.
177 Jessie Street
San Francisco, CA 94105
Attention: John Elberling

Paul Thayer
1033 Stanyon
San Francisco, CA. 94217

Timothy A. Tosta
333 Market St., Suite 2230
San Francisco, Ca 94105

Steven Weicker
899 Pine St., #1610
San Francisco, CA 94108

ABUTTING PROPERTY OWNERS

Ms. Barbara G. Aaron
200 Kearny Street
San Francisco, Ca.

California Jones Co.
105 Montgomery Street
San Francisco, Ca. 94104

Campeau Corporation of California
681 Market Street, Suite 401
San Francisco, Ca. 94105
Attention: Grant Sedgwick;
Jeff Vance; Gary Mason

Edward J. Conner
130 Sutter Street
San Francisco, Ca. 94104

Edward D. Keil Trust
240 Kearny Street
San Francisco, Ca. 94108

Chester R. and Arla Konrad
260 Kearny St.
San Francisco, CA. 94108

Thea W. Lambertsen
126 Sutter Street
San Francisco, Ca. 94104

Ka Kui Lung
381 Bush Street
San Francisco, Ca. 94104

The Lurie Company
108 Sutter Street
San Francisco, Ca. 94104

Transamerica Title Insurance Co.
154 Sutter Street
San Francisco, Ca. 94104

Wafeth Corporation
246 Kearny Street
San Francisco, Ca 94108

Wells Fargo Bank
220 Kearny Street
San Francisco, Ca. 94108

Mr. Tim Tosta
Tim Tosta Law Corporation
333 Market Street, Suite 2230
San Francisco, CA 94105

Russ Building
235 Montgomery Street
San Francisco, CA 94104

Milton Meyer & Co.
334 Bush Street
San Francisco, CA 94104

Milton Meyer & Co.
350 Bush Street
San Francisco, CA 94104

Tiscornia Estate Co.
364 Bush Street
San Francisco, CA 94104

LBF Associates
380 Bush Street
San Francisco, CA 94104

MEDIA

San Francisco Bay Guardian
2700 19th Street
San Francisco, CA 94110
Attn: Mr. David Johnston

San Francisco Chronicle
925 Mission Street
San Francisco, CA 94103
Attn: Mr. Marshall Kilduff
Mr. Allen Temko

San Francisco Examiner
110 Fifth Street
San Francisco, CA 94103
Attn: Mr. Gerald Adams

San Francisco Progress
851 Howard Street
San Francisco, CA 94103
Attn: Mr. Mike Mewhinney

The Sun Reporter
1366 Turk St.
San Francisco, CA 94115

LIBRARIES

Documents Department
City Library-Civic Center
San Francisco, Ca 94102
Attention: Faith Van Liere

Environmental Protection Agency Library
215 Fremont Street
San Francisco, CA 94105
Attn: Ms. Jean Circiello

Hastings College of the Law Library
198 McAllister Street
San Francisco, CA 94102

Golden Gate University Library
536 Mission Street
San Francisco, CA 94105

Government Documents Section
Stanford University
Stanford, CA 94305

Institute of Governmental Studies
1209 Moses Hall
University of California
Berkeley, Ca 94720

San Francisco Public Library
Main Branch Documents Section
208 Larkin Street
San Francisco, Ca 94102

San Francisco Public Library
Business Branch
530 Kearny Street
San Francisco, CA 94104

San Francisco State Library
Government Publications
1600 Holloway Avenue
San Francisco, CA 94132

Stanford University Library
Government Documents Section
Stanford, CA 94305

University of San Francisco
Gleeson Library
Golden Gate and Parker Avenues
San Francisco, CA 94115

